



**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

May 28, 2024 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the April 29, 2024, Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 24 – 09 – Tim O’Brien on Behalf of Seward Township**
Request: Major Amendment to the Special Use Permit for a Governmental Building and Facility Granted by Ordinance 2009-31 by Changing the Site Plan
PIN: 09-17-400-005
Location: 14719 O’Brien Road, Minooka in Seward Township
Purpose: Petitioner Wants to Construct a Building Addition and Related Infrastructure; Property is Zoned A-1 with a Special Use Permit

2. **Petition 24 – 14 – Tim O’Brien on Behalf of Seward Township**
Request: Amendment to the Future Land Use Map Contained in the Land Resource Management Plan by Adopting a New Future Land Use Map for Seward Township and Related Text Changes
Location: Seward Township
Purpose: Petitioner Wants to Adopt a New Future Land Use Map for Seward Township

3. **Petition 24 – 10 – Alex M. Schuster**
Request: Special Use Permit for a Landscaping Business
PIN: 03-22-400-001
Location: 2142 Wooley Road, Oswego in Oswego Township
Purpose: Petitioner Would Like to Operate a Landscaping Business; Property is Zoned A-1

4. **Petition 24 – 11 – James W. Filotto on Behalf of Oakland Avenue Storage, LLC**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to B-3 Highway Business District
PIN: 09-13-400-011
Location: Between 276 and 514 Route 52, Minooka in Seward Township
Purpose: Petitioner Wants to Rezone the Property in Order to Operate a Construction/Contractor’s Office

5. **Petition 24 – 13 – James C. Marshall on Behalf of TurningPointEnergy, LLC Through TPE IL KE240 (Tenant) and Frank J. Santoro (Owner)**
Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 7:01.D.17.a of the Kendall County Zoning Ordinance to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement
PIN: 03-26-300-006
Location: East of 2025 Simons Road, Oswego in Oswego Township
Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

NEW BUSINESS/ OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 24-04 Site Plan Approval for New YMCA

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on July 1, 2024

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.